

SUMMARY

City of Carrollton Mayor and Council Meeting

JANUARY 2, 2007

6:00 p.m.

Public Safety Complex, Court/Council Chambers, 115 West Center Street, Carrollton, Georgia

I. CALL TO ORDER

The Mayor and City Council met in called session on Tuesday, January 2, 2007 at 6:00 p.m. in the Public Safety Annex Building, 115 West Center Street, Carrollton, Georgia. Mayor Wayne Garner called the meeting to order at 6:00 p.m. Members present: Councilmember Peter Balega, Councilmember Gerald Byrd, Councilmember Rusty Gray and Councilmember Mandy Maierhofer.

II. INVOCATION

Councilmember Byrd offered the invocation.

III. MINUTES

Motion by Councilmember Gray, seconded by Councilmember Maierhofer to approve the Minutes of the December 4, 2006 meeting. Motion passed 5 – 0.

IV. ITEMS OF DISCUSSION

1. Dr. Charlie Rouse Presentation

Dr. Charlie Rouse, a cardiologist for Tanner Medical Center, made a brief presentation to the Mayor and Council regarding heart disease and requested the Council's support in promoting the Center's upcoming "**Heart Health Fair**" event which will be held on Saturday, February 3, 2007 from 8:00 a.m. to 11:00 a.m. at the Carrollton Community Activities Center located on North White Street. Dr. Rouse advised that free cholesterol screenings would be provided for the first 100 callers that register for the event. Mayor Garner advised that information regarding the health fair could be printed on outgoing water bills.

2. Rezoning Request: Proposed Rezoning to O-I (Office Institution)

Property Location: 401,405 and 409 Longview Street

Petitioner: Stacy Copeland

Planning & Zoning Administrator Erica Studdard presented a rezoning request from Stacy Copeland to rezone property located at 401, 405 and 409 Longview Street to O-I (Office Institutional). PZA Studdard noted that the Planning Commission had denied the request. At this time, Mayor Garner opened the public hearing to receive input on the matter. Those speaking in favor: Petitioner Stacy Copeland explained that she owned and operated Indulge Day Spa and was seeking to relocate the business to existing houses on Longview Street. Copeland stated that the existing house located at 401 Longview Street would be utilized as the day spa and the hair salon would be accommodated at 409 Longview Street with parking provided in the center vacant lot. Copeland advised that both of the structures would be painted and professionally landscaped and noted that the main entrance would be located off of South Street and that she would be willing to remove an entrance off of Longview Street. Petitioner Copeland also advised that it is her desire to maintain a clean look for the

neighborhood. The following area residents spoke in favor of the rezoning: Kelly Edwards, Wendy Bell, Dave Higgins, Adam Morris and Amy Goldberg. Residents advised that they feel good about the proposed improvements to the property noting that the improvements would be positive and beneficial for the neighborhood. Those speaking opposed: Julia Ruskell, Douglass Ruskell, Ken Spitze, Clay Alsip, and Merle Driver. Said residents advised that they were concerned about additional traffic in the area and would like the houses to remain residential. At this time Mayor Garner inquired if there were questions or a motion on the matter.

Motion by Councilmember Gray, seconded by Councilmember Maierhofer to sustain the action of the Planning Commission and deny the rezoning request. Motion passed (3 – 2) with Mayor Garner and Councilmember Balega opposed.

3. Rezoning Request: Proposed Rezoning to M-1 (Light Industry)

Property Location: Burns Road and Cedar Street

Petitioner: Tommy Goldin

Planning and Zoning Administrator Erica Studdard presented a rezoning request from Tommy Goldin for property located on Burns Road and Cedar Street from (R-1 to M-1 Light Industrial). PZA Studdard advised that the Planning Commission had denied the request. At this time, Mayor Garner opened the public hearing to receive input on the matter. Those speaking in favor: Cindy Anderson spoke on behalf of her father, the petitioner, Tommy Goldin. Anderson stated that her father had owned the subject property since 1988 or 1989. Anderson informed the Mayor and Council that Goldin was seeking to rezone approximately 12 acres from R-1 to MI (Light Industrial) for the development of a 30,000 square foot building. Anderson advised that the building would consist of two stores, with 12,000 square feet on each floor. Anderson informed the Mayor and Council that she was unable to provide a concept plan for review because the contract with the client was contingent upon the approval of the rezoning. Those speaking opposed: None. At this time Mayor Garner inquired if there were questions or a motion on the matter.

Motion by Councilmember Byrd, seconded by Councilmember Balega to table rezoning request to future meeting. Motion failed (2 – 3) with Mayor Garner, Councilmember Maierhofer, and Councilmember Gray opposed.

Motion by Councilmember Gray, seconded by Councilmember Maierhofer to rezone property north of Cedar Street along Burns Road to O-I and leave property south of Cedar Street along Burns Road as currently zoned. Motion passed (3 – 2) with Councilmember Balega and Councilmember Byrd opposed.

4. Rezoning Request: Proposed Rezoning to HS (Hospital Service)

Property Location: 235 Croft Street

Petitioner: Linco Development Company

Planning & Zoning Administrator Erica Studdard presented a rezoning request from Linco Development Company from R-2 to HS (Hospital Service). PZA Studdard advised that the Planning Commission had approved the request. Mayor Garner opened the public hearing to receive input on the matter. Those speaking in favor: Josh Chapman representing Linco Development Company. Those opposed: None. At this time Mayor Garner asked if there were questions or a motion on the matter.

Motion by Councilmember Balega, seconded by Councilmember Maierhofer to sustain the action of the Planning Commission and approve the rezoning request to rezone property located at 235 Croft Street to HS (Hospital Service). Motion passed (5 – 0).

5. Annexation and Rezoning Request: Rezoning to R-3 (PUD)

Property Location: Morgan Road

Petitioner: John Malloy for High Point Properties

Planning & Zoning Administrator Erica Studdard presented an annexation and rezoning request from John Malloy for High Point Properties for property located on Morgan Road to R-3 (PUD). PZA Studdard advised that the Planning Commission had approved the request with the condition that the applicant must seek approval from Carroll County and pave Morgan Road along the property frontage for the subject tract. Mayor Garner opened the public hearing to receive input on the matter. At this time, Councilmember Maierhofer recused herself from voting on the matter, noting the fact that she is a relative of the petitioner. Those speaking in favor: Dana McCauley of Crawford & Associates spoke on behalf of the petitioner, John Malloy, for High Point Properties. McCauley stated that the petitioner was proposing to annex and rezone approximately 15 acres located along Morgan Road for the development of a planned unit development. McCauley stated that the structures would consist of 2,000 square foot ranch-style condominium quadruplex units. McCauley stated that the front exterior of each unit would be constructed of brick, stone or stucco and the remaining three (3) sides with hardi-plank siding. McCauley noted that each unit would also include a rear garage that would not be visible from the front. McCauley stated that the development would utilize a private gated entry way and a private road with no through traffic. McCauley stated that a buffer would be erected between the rear of the subject property and the existing Castlegate subdivision, and that the entire development would be fenced. McCauley stated that the targeted market was geared toward active adults, retirees, and "empty nesters", and that the units would range in price from \$160,000 to \$180,000. McCauley noted that some of the adjacent communities had similar densities as the one being proposed by the petitioner. McCauley explained that the gross density was actually 5.1 units per acre, but due to the existing power easement the net density would be calculated at 5.5 units per acre. McCauley stated that the petitioner was willing to pave the portion of Morgan Road, which would be impacted by the development, but not the entire roadway. McCauley noted that the petitioner would be absorbing the costs for almost 2,000 square feet of roadway for someone else to benefit from in the future. McCauley stated that the petitioner had agreed to dedicate additional right-of-way to Carroll County. Those speaking opposed: None. At this time, Mayor Garner inquired if there were questions or a motion on the matter.

Motion by Councilmember Byrd, seconded by Councilmember Gray to approve annexation and rezoning request of petitioner John Malloy for High Point Properties to R 3 (PUD) for property located on Morgan Road as presented by petitioner. Motion passed (4 – 0) with Councilmember Maierhofer abstaining from the vote.

6. Downtown Parking Deck

City Manager Coleman presented information to the Mayor and Council regarding the proposed downtown parking deck. It was the consensus of the Mayor and Council to allow City Manager Coleman to proceed with the downtown parking deck project.

7. West Center Street Property

City Manager Coleman presented a request to the Mayor and Council to purchase property located at 135 West Center Street (adjacent to the lower Police Department parking lot). City Manager Coleman advised that the owners of the property had offered to sell the property to the City for \$150,000. City Manager Coleman noted that the owner has since agreed to reduce the price to \$120,000 and could not reduce it any further. City Manager advised that if the property is purchased, it is his recommendation

that the house be demolished and the lower parking lot extended to allow for needed parking space. In addition, City Manager Coleman explained that the City currently leases the lower paved parking lot from the Presbyterian Church and at some point; the annual lease could be terminated, which could create a serious parking situation at the rear of City Hall. Mayor Garner inquired if there were any questions or a motion on the matter.

Motion by Mayor Garner, seconded by Councilmember Balega to allow City Manager Coleman to proceed with purchase of property located at 135 West Center Street to be used for additional parking at the rear of City Hall at a price of \$120,000. Motion passed (5 – 0).

8. Street Sweeper Purchase

Assistant City Manager Tim Grizzard presented a request to the Mayor and Council to purchase a new street sweeper. ACM Grizzard advised that the FY 2006/2007 Budget included \$125,000 for purchase of the street sweeper. ACM Grizzard noted that staff solicited quotes from three vendors with the following results:

Adams Equipment -	\$122,225.00
Tractor & Equipment Company -	\$125,600.00
Consolidated Disposal Systems, Inc. -	\$124,700.00

ACM Grizzard explained that given that the quote submitted by Consolidated Disposal Systems, Inc. is for a Tymco 700 BAH street sweeper, which is identical to the sweeper that the City presently owns and given the fact that the City has received excellent service from its existing street sweeper, it is staff's recommendation that the City purchase the Tymco unit from Consolidated Disposal for the amount of \$124,700.00. Mayor Garner inquired if there were any questions or a motion on the matter.

Motion by Councilmember Balega, seconded by Councilmember Maierhofer to authorize purchase of the Tymco street sweeper from Consolidated Disposal Systems, Inc. for \$124,700. Motion passed (5 – 0).

9. Water Plant Architectural Features

Assistant City Manager Tim Grizzard presented to the Mayor and Council for their review proposed modifications to the Water Treatment Plant which are required as part of the Membrane Filtration Project. It was the consensus of the Mayor and Council to go with the dark roof and brick column design.

10. Board Appointments

Planning Commission (3)

At this time, Councilmember Balega advised that it was his desire to withdraw Candace Balega from future consideration as an appointee for the Planning Commission.

Motion by Councilmember Balega, seconded by Councilmember Maierhofer to reappoint Chris New to an additional term on the Planning Commission (term expiring 12-31-09). Motion passed 5 – 0.

Motion by Councilmember Maierhofer, seconded by Councilmember Byrd to appoint Mary Covington and Sandra (Penny) Houston to terms on the Planning Commission. (terms expiring 12-31-09). Motion passed 5 – 0.

Carrollton Payroll Development Authority (1)

Motion by Councilmember Maierhofer, seconded by Councilmember Gray to reappoint Tim Warren to a term on the Payroll Development Authority (term expiring 12-30-09). Motion passed 5 – 0.

Carrollton Redevelopment Authority (2)

Motion by Councilmember Maierhofer, seconded by Councilmember Gray to reappoint Dr. Richard Larkin to an additional term on the Redevelopment Authority (term expiring 12-31-09). Motion passed 5 – 0.

Motion by Councilmember Maierhofer, seconded by Councilmember Balega to appoint John Bryan to term the expired term of Rupert Dobbins on the Redevelopment Authority (term expiring 12-31-09). Motion passed 5 – 0.

Carrollton Main Street (3)

Motion by Councilmember Maierhofer, seconded by Councilmember Gray to reappoint Robert Fazio, Frank Ingui and Lee Cole to additional terms on the Main Street Board (terms expire 12-31-09). Motion passed 5 – 0.

Motion by Councilmember Maierhofer, seconded by Councilmember Gray to appoint Richard Diment to fill the unexpired term of Daniel Jackson on the Main Street Board (term expires 12-31-08). Motion passed 5 - 0.

Motion by Councilmember Maierhofer, seconded by Councilmember Gray to appoint April Brewer to fill the unexpired term of Chuck Willis on the Main Street Board (term expiring 12-31-07). Motion passed 5 – 0.

V. MAYOR AND COUNCIL ANNOUNCEMENTS

None.

VI. CITY MANAGER ANNOUNCEMENTS

None.

VII. CITIZEN COMMENTS

Ms. Annie Boykin of Carter Street complained about limbs in the walkway in her neighborhood. Councilmember Byrd advised that the problem would be taken care of.

VIII. ADJOURN

There being no further business to address, the meeting adjourned at 7:38 p.m.